



ADU MODULAR

Contact Us Today!

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Social Media:

- facebook.com/adumodular
- linkedin.com/adumodular
- twitter.com/adumodular

The California Department of Housing and Community Development (HCD) Occupational Licensing Program assures that modular and manufactured home dealers and manufacturers meet the highest ethical standards for business, safety, construction, quality, and energy efficiency in compliance with Title 25 of the California Code of Regulations.
ADU MODULAR HOMES is compliant with Title 25 and not yet selling homes at this time. Pricing is for discussion purposes only.

www.adumodular.com

WHO WE ARE

Modular Living, Elevated.

ADU Modular Homes is a modular home dealer and a builder of both affordable homes and sustainable outdoor living products. Our outdoor living products come with a minimum \$10,000 Federal Tax Credit.

Partnering with top rated manufacturers and contractors we design and build sustainable backyard patios and homes efficiently and at affordable prices.



MISSION & VISION STATEMENT

Our Mission

ADU Modular Homes is a builder of affordable homes, ADU's and sustainable outdoor living products. We partner with top rated factories, manufacturers and contractors to design and build affordable homes and ADU's. Our mission is to make the homebuilding process simpler, faster, and cheaper than any other builder. We aim to build your home in 1/2 the time 1/2 the cost of traditional or even modular home builders.



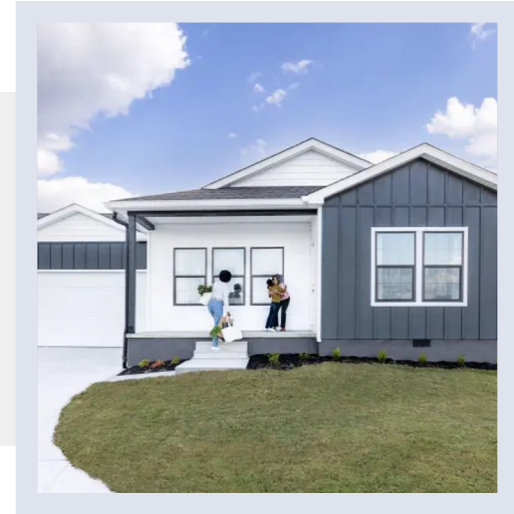
Our Vision

ADU Modular Homes provides solutions to the affordable housing crisis in Southern California and Arizona markets. Our goal is to be recognized as the builder that understands the real housing market and financial realities of working-class families and single individuals looking to purchase homes. Our commitment to traditional values and service assures that the next generation will have the same opportunities to build wealth and as the current generation of homeowners or investors.

PRODUCTS

Homes and ADUs

We procure appropriate the appropriate permits, prepare the site, and deliver the home in less than 60 days from issuance of permit to move in ready condition.



Solar Patios

We provide sustainable patios, gazebos, or carports to increase value of your property and add valuable livable square footage to your home with or without an ADU or home.



FINANCIAL BENEFITS



Increase in Property Value:

- An ADU can boost your home's resale value by **20–30%** in many markets, especially in urban or high-demand areas.
- Makes your house more marketable in a buyer's market with additional benefits from a solar patio.

Rental Income:

- Generate passive income by renting out the ADU as a long-term or short-term unit (e.g., Airbnb).
- ADU can yield **\$1,500–\$3,000/month** or more, depending on location and size.



Tax Benefits & Incentives:

- Building an ADU may qualify for tax credits, rebates, or waived development fees, particularly in areas encouraging higher density.
- You might be eligible for depreciation deductions if you rent out the unit.
- Solar patios come with a **30% tax credit**.

Multi-Generational Living:

- Add functional square footage and makes the property more attractive to multi-generational families or investors.

PRICING



Homes and ADU's

- ❖ Feasibility / Site Plan - \$1,500
- ❖ Construction Plans - \$12,500
- ❖ Plan review / Inspection fees - \$2,500 (approximate)
- ❖ Building Permits - \$9,000 (approximate)
- ❖ Site Improvements - \$75,000 (approximate)
- ❖ Factory Build - \$295,000 (approximate)

TOTAL: \$395,500 Estimated

PRICING



Solar Patios

- ❖ Feasibility, Design, and Site Plan – \$500
- ❖ Construction Plans - \$1,500
- ❖ Plan review fees - \$1,500 (approximate)
- ❖ Permits - \$1,500 (approximate)
- ❖ Site Improvements - \$10,000 (approximate)
- ❖ Factory Build - \$25,000 (approximate)

TOTAL: \$50,000 Estimated

\$250/month financing available

\$250/month electrical savings per month

CASH FLOW AND TIMELINE

DUE DILIGENCE



CONTRACT



PERMITS



CONSTRUCTION

(Month 1)

- Establish budget and choose your model.
- Determine site and permit feasibility.
- Prepare site plan.
- Review proposal.
- Sign purchase agreement.

0%
of project cost

(Month 2)

- Choose finishes. Prepare the construction documents.
- Prepare and submit permit application.

20%
of project cost

(Month 3)

- Review and address 1st submittal comments on initial permit application.
- Notify factory to begin construction

0%
of project cost

(Month 4)

- Break ground on site improvements preparing the foundation and utility connections.
- Factory build is being completed (45 days).

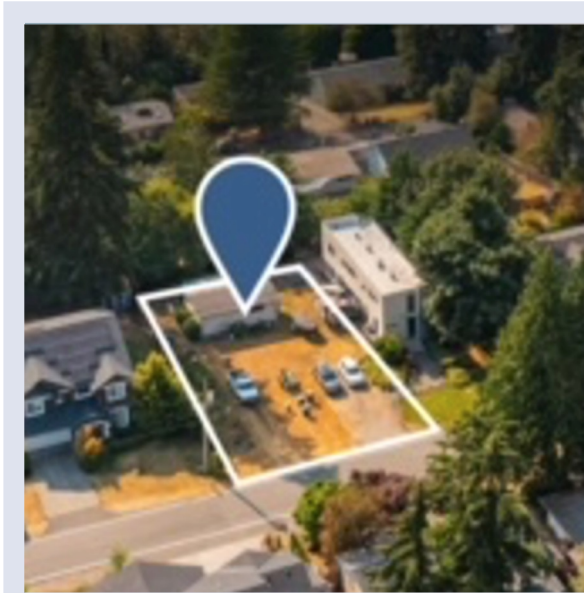
70%
of project cost

(Month 5)

- Deliver and install home on new foundation.
- Final grading, landscaping, cleanup, punch list.
- Final inspections and certificate of occupancy.

10%
of project cost

DEVELOPMENT SERVICES



Step 1: Planning

We help you acquire and get your land entitled to maximize the value of your property square footage, using legacy zoning ordinances and affordable housing strategies just like big builders. For example, under the new affordable housing laws you can even subdivide your land purchase a second time to maximize its value and income producing potential. We promise that your homes and project will provide you with the maximum economic capability of your land with its additional rental income efficiently and tastefully, for you to utilize now or in the future.

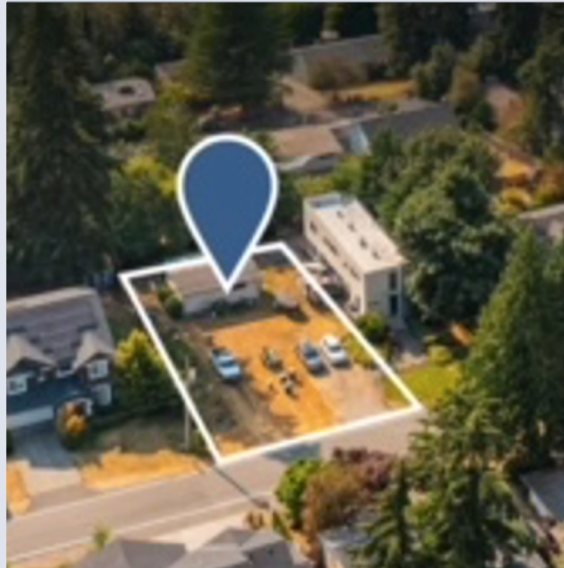
Step 2: Permitting

We take care of all required land development permits like grading and even civil permits in order to complete your project and get it ready to build. Our team handles the entire process from start to finish, ensuring that your property complies with all local regulations and codes. You don't have to worry about the paperwork or any legal aspects of developing the land and securing permits.

Step 3: Construction

We hire qualified subcontractors to create environmentally protective best practices and break ground on your new property. The next step is to grade the native ground, trench for utilities, install sidewalks pavement, a certified building pad, and landscaping where needed.

RETURN ON INVESTMENT (ROI)



SCENARIO 1: \$50,000 vacant land w/ ADU

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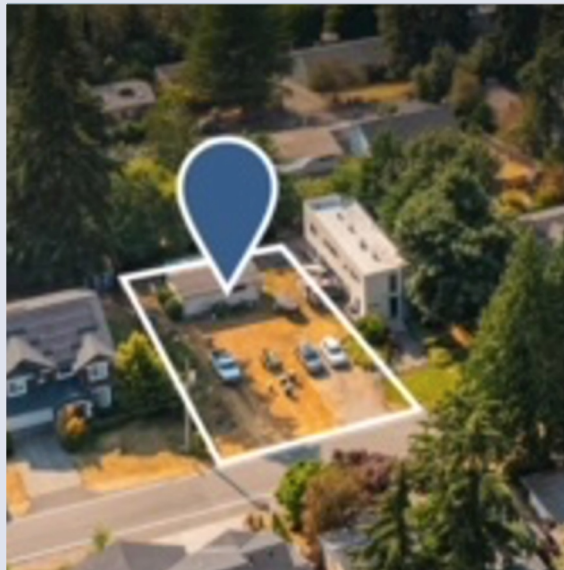
Single Family Lot 1/4 Acre (10,800 SF)

SUMMARY			
Main Lot	5400 SF		
Main House SF	SF	2000	
ADU/JADU Combo	SF	1700	
Total		3,700	
Construction Costs			
Acquisition		\$50,000	
Land Development		\$100,000	
Contingency	10%	\$10,000	
Main House		\$395,000	
ADU/JADU Combo		\$295,000	
Soft Costs / Fees	15%	\$120,000.00	
Total Costs		\$970,000	
Cost PSF (excl. land)		\$248.65	

Financing	
Interest Rate	7.5%
Loan to Cost	95.0%
Loan Amount	\$921,500
Equity Required	\$48,500

Primary Residence	
Gross Income (per month):	
ADU - 3/2	\$2,500
JADU - 500 SF	\$1,200
Rental Income	\$3,700
Mortgage Payment	(\$5,759)
Cash Flow	(\$2,059)

RETURN ON INVESTMENT (ROI)



SCENARIO 2: \$50,000 vacant land w/ ADU

+ develop a 2nd lot

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Single Family Lot 1/4 Acre (10,800 SF)

SUMMARY			
Main Lot	5400 SF		
Main House SF	SF	2000	
ADU/JADU Combo	SF	1700	
Total		3,700	

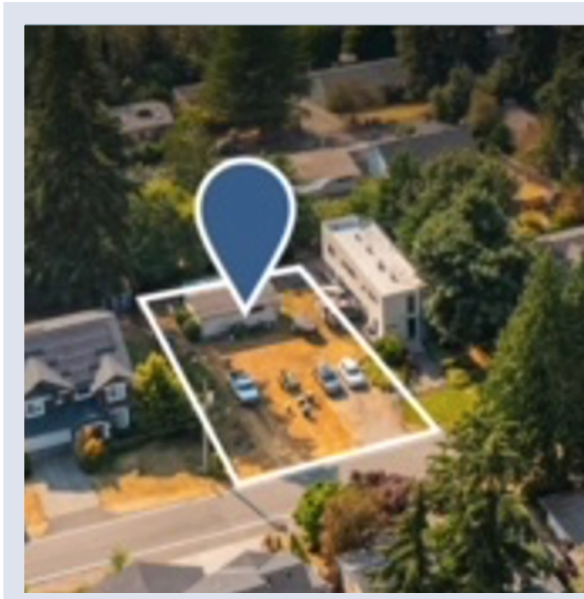
Construction Costs			
Acquisition		\$50,000	
Land Development - 2 lots		\$100,000	
Contingency	10%	\$10,000	
Main House		\$395,000	
ADU/JADU Combo		\$295,000	
Soft Costs / Fees	15%	\$120,000.00	
Total Costs		\$970,000	
Cost PSF (excl. land)		\$248.65	

Financing	
Interest Rate	7.5%
Loan to Cost	95.0%
Loan Amount	\$921,500
Equity Required	\$48,500

Primary Residence	
Gross Income (per month):	
ADU - 3/2	\$2,500
JADU - 500 SF	\$1,200
Rental Income	\$3,700
Mortgage Payment	(\$5,759)
Cash Flow	(\$2,059)

2nd Lot	
Sale Price	\$125,000
Less: Costs of Sale	3.0% (\$3,750)
Net Sale Proceeds	\$121,250
Less: Return of Equity	(\$48,500)
Profit	\$72,750

RETURN ON INVESTMENT (ROI)



SCENARIO 3: \$50,000 vacant land w/ DU

+ develop 2nd lot and
house

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Single Family Lot 1/4 Acre (10,800 SF)

SUMMARY			
Main Lot	5400 SF		
Main House SF	SF	2000	
ADU/JADU Combo	SF	1700	
SB9 Lot	5400 SF		
Main House SF	SF	2000	
ADU/JADU Combo	SF	NA	
Total		3,700	
Construction Costs			
Acquisition		\$50,000	
Land Development - 2 lots		\$100,000	
Contingency	10%	\$10,000	
Main House		\$395,000	
ADU/JADU Combo		\$295,000	
Soft Costs / Fees	15%	\$120,000.00	
Total Costs		\$970,000	
Cost PSF (excl. land)		\$248.65	

Financing	
Interest Rate	7.5%
Loan to Cost	95.0%
Loan Amount	\$921,500
Equity Required	\$48,500

Primary Residence

Gross Income (per month):	
ADU - 3/2	\$2,500
JADU - 500 SF	\$1,200
Rental Income	\$3,700
Mortgage Payment	(\$5,759)
Cash Flow	(\$2,059)

2nd Home

Acquisition		NA
Land Development - 2nd lot		NA
Contingency	15%	NA
Main House		\$395,000
ADU/JADU Combo		
Soft Costs / Fees	15.0%	\$59,250.00
Total Costs		\$454,250
Sale Price		\$650,000
Less: Costs of Sale	3.0%	(\$19,500)
Net Sale Proceeds		\$630,500
Less Construction Costs		(\$454,250)
Profit		\$176,250

FEATURES & SPECIFICATIONS

EXTERIOR FINISHES

ROOFING

- Architectural Shingles, 30-Year (Per Plan)
- Ventilated Attic System on Pitched Roof
- Solar-Ready

CEILING

- 1/2" Wall Board with Knockdown Finish

THERMAL

- External Walls: R-20 Insulation (Hemp fiber batt)
- Ceiling: R-38 Insulation (blown-in)
- Floor: Conditioned crawlspace, R-21-Perimeter

PLUMBING

- 50 gal or 80 gal Hybrid Electric Heat Pump (Capacity Per Plan)
- Shut Off Valves on Sinks and Toilets
- Anti-Scald Valve throughout
- Vacuum Breaker Included
- Ice Maker Line: In wall box with Valve
- Two Hose Bibbs, Front and Rear

ELECTRICAL

- 200 AMP 40 Space Breaker Box
- 4" or 6" LED Round Can Light (Per Plan)
- 4" or 6" LED Square Light (Per Plan)
- 5 Amp Type A and C USB Charger Duplex White Outlet, 15W 125V, (1) Kitchen, (1) Master Bedroom
- White Decora Rocker Switches
- Wireless Door Chime
- Combination Carbon Dioxide and Smoke Detectors

HVAC

- Heating/Cooling: Mitsubishi Mini Split System, all rooms, Wall Mounted with Outdoor Condenser (Size Per Plan)



EXTERIOR

- Fiber, Shingle, Horizontal Lap or Vertical Siding (Per Plan)
- Entry Doors: Shaker or Raised Panel, 6' 8", 1-3/8" Thick
- Exterior Light at each Door
- G.F.I. Receptacle at each Exterior Door
- Shaker or Raised Panel Doors
- White Vinyl Framed Sliding Windows
- Door Handleset, Single Cylinder with deadbolt
- White Vinyl Frame, Windows, Dual Pane (size and qty per Plan)

FEATURES & SPECIFICATIONS

INTERIOR FINISHES

PAINT

- Interior Ceilings: Zero VOC Flat, Per Design Selection (PDS)
- Interior Walls: Zero VOC Low Sheen (PDS)
- Door and Trim: VOC Semi-Gloss (PDS)
- Exterior Body: Per Design Selection Elevation Sheets
- Exterior Trim: Per Design Selection Elevation Sheets

FLOORING

- Luxury Vinyl Tile (Stone Look or Wood Look), all living areas and Bedrooms (PDS) (or);
- Wall to wall Carpet with tack strip and padding on Bedrooms, Per Design Selection (PDS)

KITCHEN

- White MDF Cabinets, Shaker or Raised Panel (PDS)
- Concealed Cabinet Hinges
- Soft Close Drawers
- Granite or Quartz Countertop, Straight Edge, Thickness - 3 CM
- 4" Rize Backsplash
- Undermount Double Equal Bowl Sink, Stainless Steel Finish
- 1/2 Horsepower Disposal with Air Switch
- Single Handle Pull Down Faucet, Polished Chrome Finish
- 24" Top Control Wi-Fi Enabled Dishwasher Stainless Steel Finish
- 6.3 cu ft Electric Wi-Fi Enabled Slide-in Range, InstaView™ Ceramic Glass Cooktop with AirFry™, Stainless Steel Finish
- 26 cu ft Side-by-Side Refrigerator Stainless Steel Finish
- 1.8 cu ft Over-the-Range Microwave, Stainless Steel Finish

INTERIOR

- White Paint Panel Shaker or Raised Panel Doors, 1-3/8" thick
- 2-1/2" Square Door Trim
- Lever Handles on all Doors
- BiFold Closet Doors
- 4" Square White MDF Base Trim
- 3-way Wrap Window Return
- Window Sill: Solid with Apron



BATH

- White MDF Cabinets, Shaker or Raised Panel (PDS)
- Granite or Quartz Countertop, Straight Edge, Thickness - 3 CM
- Backsplashes 4" - Rize
- Frameless Mirror, Polished Edge
- Light Fixture over Vanity
- 2-1/4" undermount Rectangle Vanity Sink
- Single or Two Lever Center Set Faucets, Polished Chrome Finish
- Comfort Height 1.28 GPF Elongated Front Toilets
- Bath Hardware Package includes towel bar, toilet paper holder, robe ring, robe hook, tub & shower faucets, Polished Chrome Finish
- Tub & Shower: Composite Wall Panel Surround

UTILITY

- Dedicated Circuit, Plumbed/Wired for Washer and Dryer
- Dedicated Circuit
- Washer Hose Box: Supply Drain with Water Hammer
- Flush Mount 220V Dryer Receptacle
- Dryer Exhaust Box: In-wall outlet box
- Vented Exhaust Fan
- 25" x 17" Under Mount, Single Basin Acrylic Laundry Sink with Centered Faucet, Polished Chrome Finish (Per Plan)

FEATURES & SPECIFICATIONS

SOLAR PATIOS

SYSTEM AREA & TILE LAYOUT

- RIVIERA-XL - 203 sq. ft
- LAGUNA-XL - 253 sq. ft.
- MALIBU-XL - 303 sq. ft.
- DAYTONA-XL - 353 sq. ft.

DIMENSIONS

- RIVIERA-XL - 17' L x 12' W
- LAGUNA-XL - 21' L x 12' W
- MALIBU-XL - 25' L x 12' W
- DAYTONA-XL - 29' L x 12' W
- PV Capacity
- RIVIERA-XL - 2.9 kW PV
- LAGUNA-XL - 3.6 kW PV
- MALIBU-XL - 4.3 kW PV
- DAYTONA-XL - 5 kW PV

DESIGN CONDITIONS

- Up to 150 MPH, 50 PSF Snow Load, Weatherproof Structure
- False Ceiling
- Soffit Metal Ceiling

FRONT CLEARANCE

- 6 ft. 11.5 in. / 83.5 in. (Short Side) & 10 ft. 2 in. / 122 in. (Tall Side)



PV TILE DIMENSIONS

- 1120 mm / 1260 mm x 465 mm x 8 mm

PV TILE POWER

- 77 Wp & 90 Wp +2% | System Voltage 600 V

COLOR

- Black Finish
- Accessories
- Recessed Lighting, Power Outlet & Premium Optional Like LED Lights

MANAGEMENT TEAM



**Spencer
Rich**

Director of
Construction and
Development

Entrepreneurial real estate and construction executive with a proven ability to lead, finance, and deliver large-scale projects across multiple industries. Trusted by world-class brands like Dior, Chanel, YSL, and Wells Fargo to bring their visions to life. Expert in strategic project planning, construction execution, and financial engineering, I build high-performance teams, optimize resources, and drive outcomes that exceed expectations.



**Don
Evans**

General
Superintendent

Don brings over 35 years' experience in construction management demonstrating dependable leadership with owner relations, subcontractors, municipalities, and onsite personnel management bringing field operations and project management expertise to project. Don has built residential, ADU's, and commercial ground up projects for companies like Kitchel, and later his own company RD Evans Enterprises.



**Fernando
Shusen**

VP | Marketing

Creative Marketing Strategist & Award-Winning video producer with over 17 years of experience in marketing, video production, and visual storytelling, I specialize in creating content that captivates, communicates with clarity, and drives results across a variety of industries—from real estate and construction to tech, lifestyle, and finance. My work has earned multiple awards, including two consecutive District Filming Awards from Toastmasters.

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